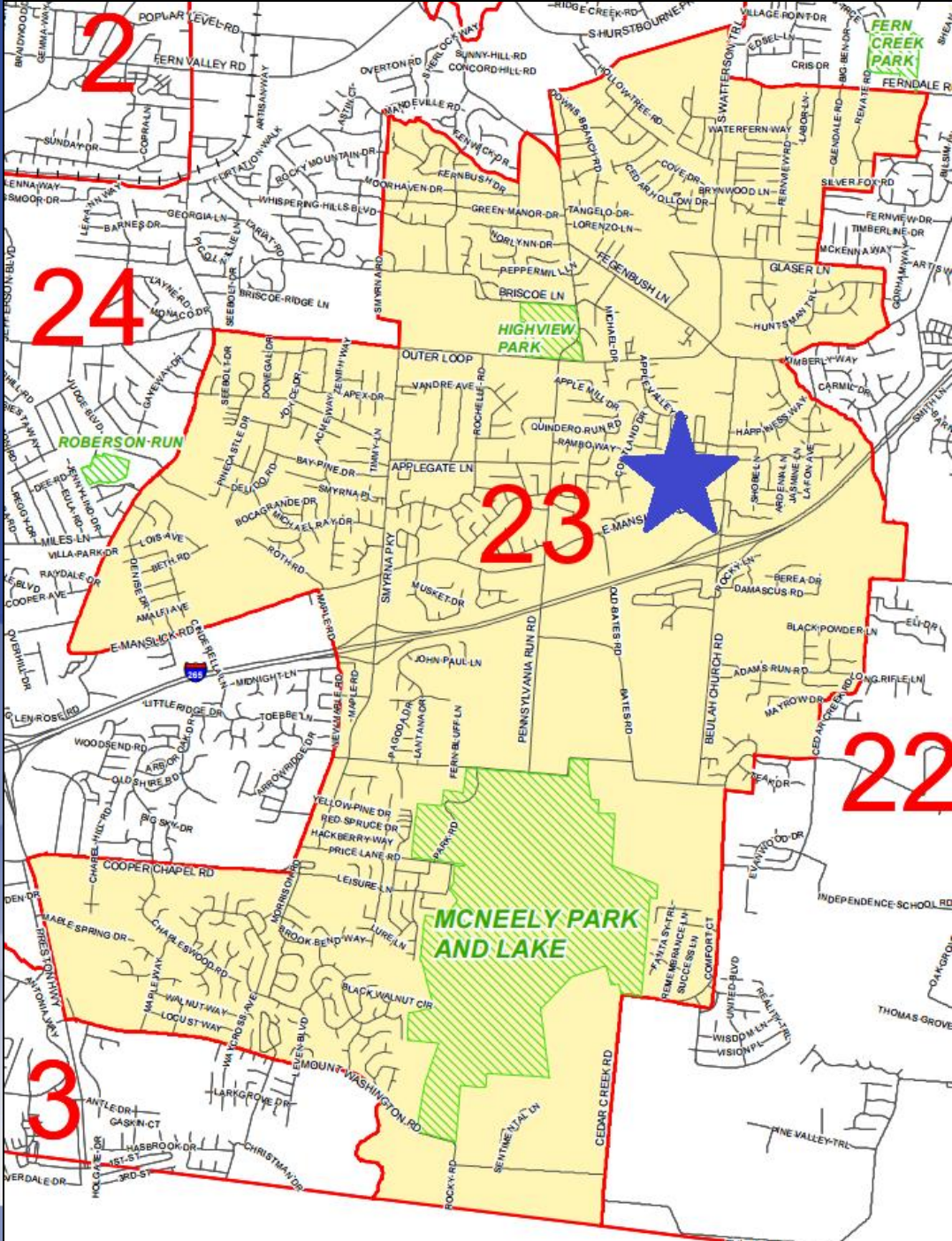


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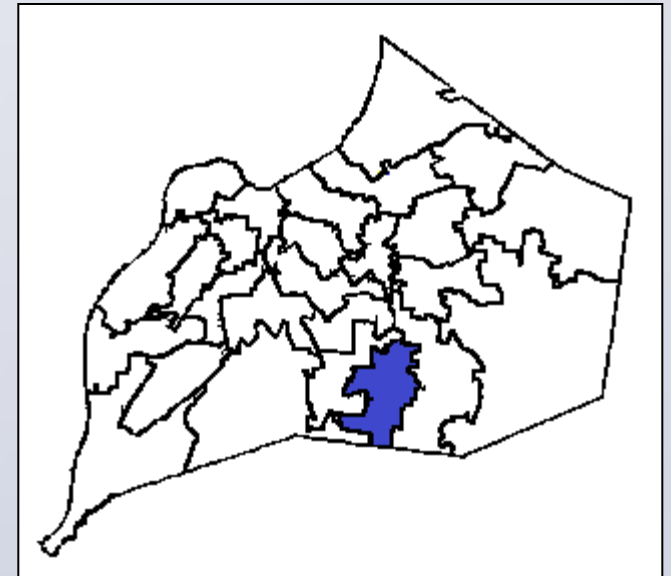
**Avalon Springs Phase II**



**Planning/Zoning, Land Design & Development**  
**February 28, 2017**



## 7506 Beulah Church Road District 23 - James Peden





# Request(s)

- Change in zoning from R-4 (single-family residential) to R-5A (multifamily residential) for approximately 8.0 acres
- Alternative Connection Plan
- Revised Detailed District Development Plan
  - Waiver of LDC Sec. 10.2.4. to reduce to 10 feet the 25-foot Landscape Buffer Area required along the north property line

# Case Summary / Background

- Subject property is located west of Beulah Church Road, south of The Fountains Condominiums and north of E. Manslick Road.
- Applicant proposes six multifamily structures with a total of 44 units on ~8.0 acres for a density of 5.5 units/acre.
- Previous phase of the project is directly to the east.
- Subject property combine with previous phase would have a density of 8.2 units per acre. Proposed R-5A zoning district permits a maximum density of 12.01 units per acre.
- Proposes a private extension of Avalon Garden Drive, which currently serves phase to the east, to terminate before reaching Applevue Ln. & Appletree Way.
- Applicant requests a waiver related to the required LBA along north property line.
- Subject property originally proposed as single-family; later undeveloped; finally, multifamily

# Applicable Plans & Policies

- Highview Neighborhood Plan (June 2015)
  - Subject property is not within designated Town Center or Neighborhood Activity Centers as recommended by Policy LU7.
  - Plan does not recommend multifamily zoning for the subject property.

# Applicable Plans & Policies

- Highview Neighborhood Plan

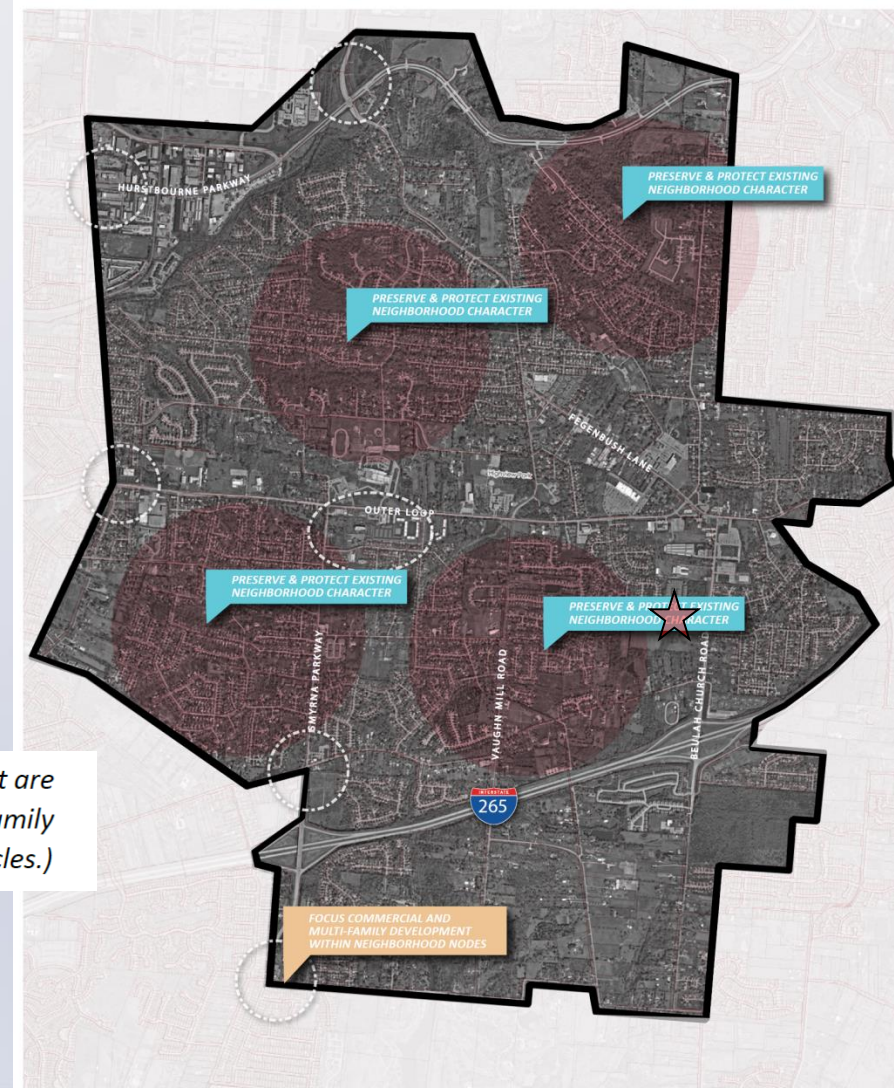


Figure 2.7 - The large red circles represent existing residential communities that are desired to be preserved and protected by focusing new commercial & multi-family development within the previously mentioned Neighborhood Nodes (white circles.)

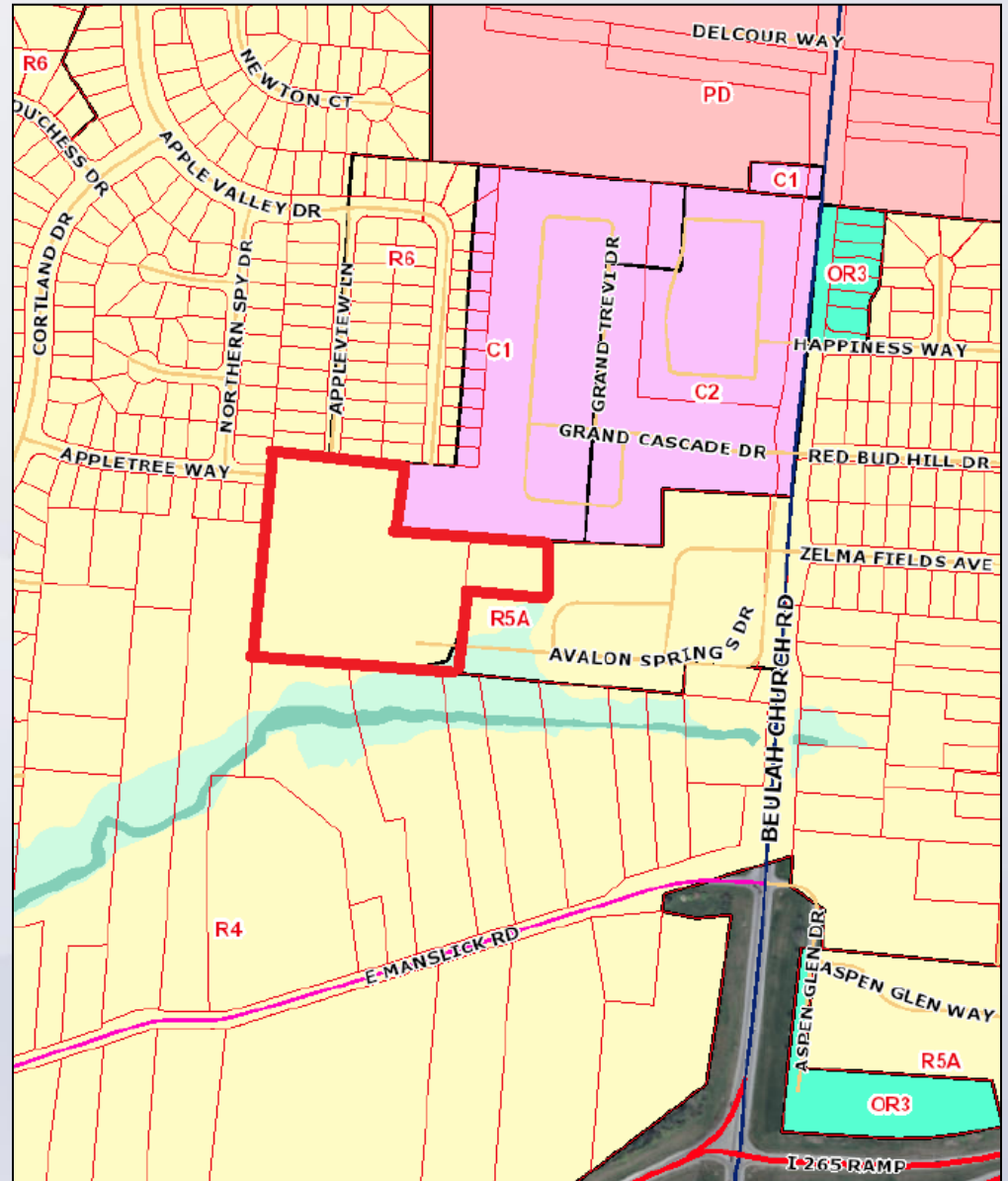
# Zoning/Form Districts

## Subject Property:

- Existing: R-4/N
- Proposed: R-5A/N

## Adjacent Properties:

- North: R-6, C-1, C-2/N
- South: R-4/N
- East: R-5A/N
- West: R-4/N





# Aerial Photo/Land Use

## Subject Property:

- Existing: Vacant
- Proposed: Multifamily

## Adjacent Properties:

- North: Single-family and Multifamily
- South: Single-family
- East: Multifamily (under construction)
- West: Multi-family

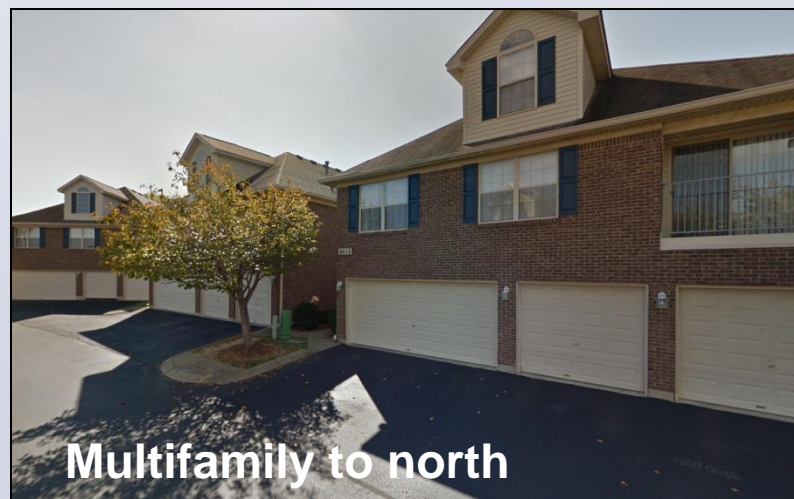
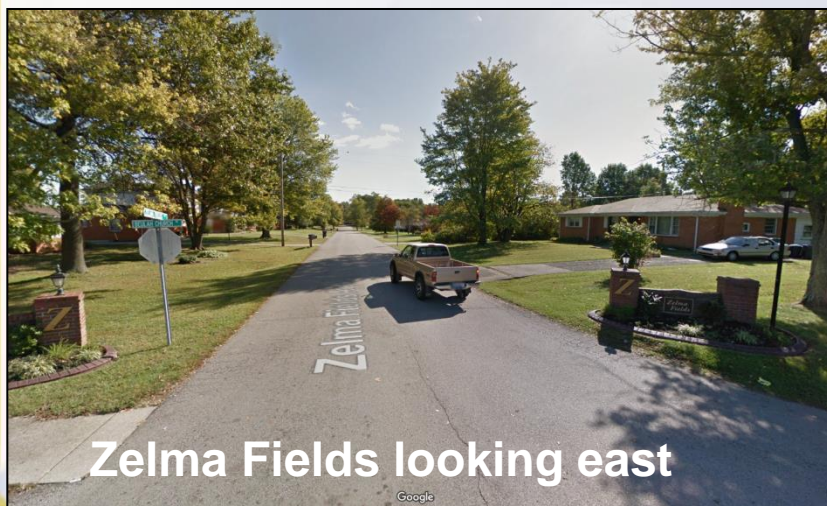




# Site Photos-Subject Property



# Site Photos-Surrounding Areas





















# PC Recommendation

- The Planning Commission conducted a public hearing on 2/2/2017
- No one spoke in opposition. One spoke as other.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to R-5A and the Alternative Connection Plan by a vote of 9-0 (9 members voted)